

## Phase 2 Land Use Plan Review Call for Sites Assessment

**Reference:** PA/054

**Site name:** The Val Field and land adjoining Le Val Road and the Val Car Park

**AY Parcel(s):** AY 1097

**Submission Type:** Use/development

**Source:** Private



**ARUP**  **STATES OF ALDERNEY**



### Proposals

#### Summary of respondent's proposal:

Up to 14no. two bedroom dwellings for older residents aged 60-85 years old.

#### Planning history and other context:

This site overlaps with PA/060, which proposes protection of the site for recreational, horticultural or agricultural uses.

This site was assessed in Call for Sites Phase 1 as PA/026. It was concluded that the site accorded with emerging policy subject to details of servicing arrangements being developed. If the site is brought forward for housing for older people or other groups with specific housing needs, then appropriate design features should be incorporated to meet the needs of these group.

### Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposed use accords with the guiding principle of a self-dependant and sustainable community, which enjoys a welcoming, inclusive and relaxed way of life supported by high quality service provision. It also accords with the guiding principle of an integrated and holistic approach to land use.
Does the proposal accord with the Housing Strategy?	Yes	Proposed infill development for residential use within the Central Building Area accords with the Housing Strategy and residential land preference hierarchy. The proposal accords with Recommendations 4-7 of the Housing Strategy, which states that the Land Use Plan should support private sector developers in the delivery of new forms of housing for older people, including smaller downsize properties, independent living units and assisted living units in appropriate locations.
Does the proposal accord with the Economic Development Strategy?	Yes	<p>The proposed tenure and typology mix supports meeting health and adult social care needs on Alderney, by providing housing stock which provides an alternative to more 'intensive' care home environments. The proposed use would support health-related community facilities and therefore accords with the Economic Development Strategy.</p> <p>The site is currently open but is not proposed to become a designated open space within the Central Building Area.</p>

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Does the proposal accord with the Natural Environment Strategy?	Yes	The site is located within the Central Building Area and is not located within any of the habitats identified in the hierarchy of environmental designations. The site therefore accommodates development that might otherwise be directed towards more environmentally sensitive areas. The use therefore accords with the Natural Environment Strategy, which seeks to protect the Island's natural assets.
Does the proposal accord with the Built Environment and Heritage Strategy?	Partial	This site is located within the St Anne Conservation Area (C/001), and falls within, and contributes to, Area of Townscape Value BDT 09 (Le Val and Roquettes at the north end of Victoria Street). The proposed development would therefore need to be sensitive to this context. However, the proposed use would not require the demolition or alteration of a registered heritage asset.

### Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes, with mitigation	The site lies within HCA 3, which states that infill development can extend up to three stories, but should be sympathetic and in keeping with the surrounding development. The site is therefore suited to the proposed two storey residential development, however careful consideration should be given to scale, materials and massing, as the site lies within a Conservation Area (C/001 St Anne Conservation Area).
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Is the site available for the proposed purpose?	Yes	The site is available in the five year Plan period, and is not subject to land ownership constraints. The landowner notes that the current tenant would be given 1-2 years notice. The site has been submitted by the landowner.
Is the site achievable for the proposed purpose?	Yes	<p>The site has not recently been developed and would therefore require new servicing. Given that the site is in close proximity to existing development it is assumed that this is achievable. The site has access via Le Val Road or Le Val car park.</p> <p>The applicant has outlined various ways of achieving development by highlighting the potential for public-private partnership between the applicant (landowner), Alderney Housing Association and States of Alderney.</p>

Any other comments	
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### Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	In line with HCA 3, design mitigation would need to be applied to the proposal to ensure that it is sympathetic and in keeping with the surrounding development, as the site lies within Conservation Area C/001.
Indicative development capacity (if applicable)	Residential: 13-19 dwellings	